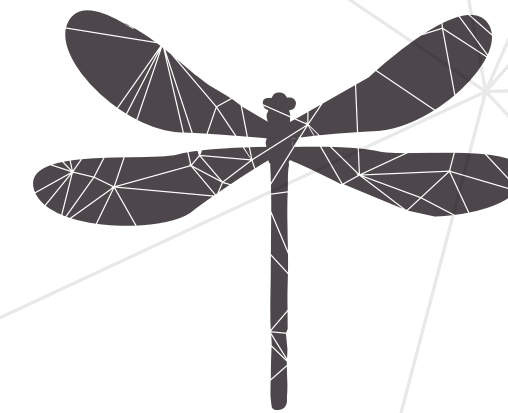




Imagine the freedom...



... to move as freely as you please, skimming over glassy surface of turquoise lakes, or floating from one beautiful flower to another.

The dragonfly represents the true spirit of carefree living that you can experience at Lambaian Dua Residensi.

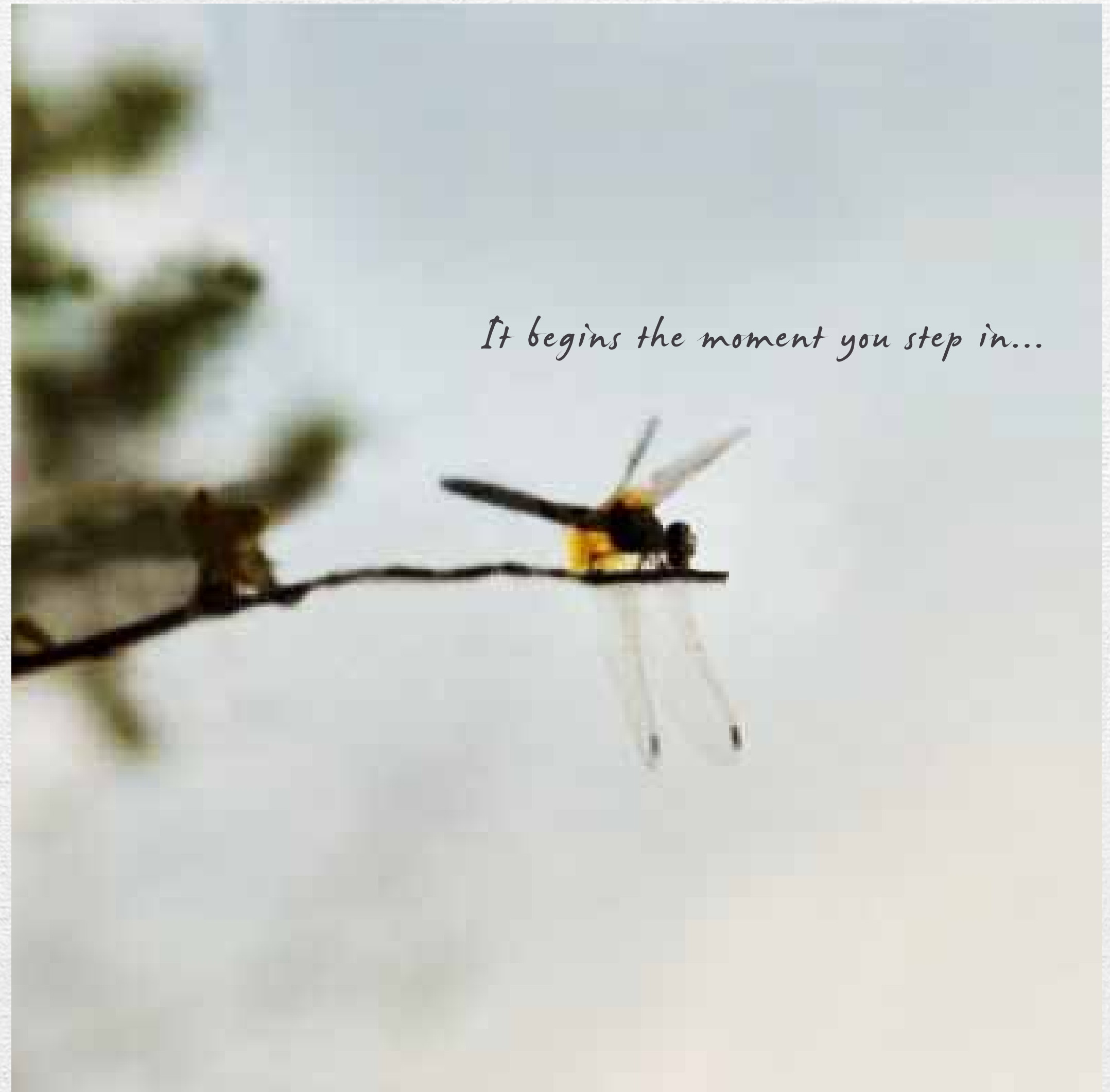
It is also a symbol of the unparalleled attention given to preservation and maintenance of natural ecosystems within the sprawling 30-acre development.

Join us on a journey over the following pages. You'll find Lambaian Dua Residensi to be more than just a home you desire; **it can be an experience you've always wanted to savour.**

The Location Map



It begins the moment you step in...



Welcome to Lambaian Dua Residensi

- Exclusive gated & guarded residences set on one of the highest points in Bangi.
- Serene ponds, home to a multitude of aquatic flora and fauna
- Easy access to and from the city
- Excellent connectivity: 17km to Putrajaya, 9km to Bandar Kajang, 36km to KLIA





A serene, modern enclave

Modern arches paint a picture of serenity, giving a hint of forward-thinking designs and contemporary architecture that extends across the entire development. The entrance structure and arches are designed to frame the Clubhouse, making it the focal point as you drive into Lambaian Dua Residensi .

Once in, you'll be greeted by elegant ponds on both sides of the entrance, intended to put you at absolute ease.

[Residents can take comfort in knowing that no compromises are made on security at Lambaian Dua Residensi. Peace of mind comes courtesy of 24-hour guarded security and anti-climb fencing.]





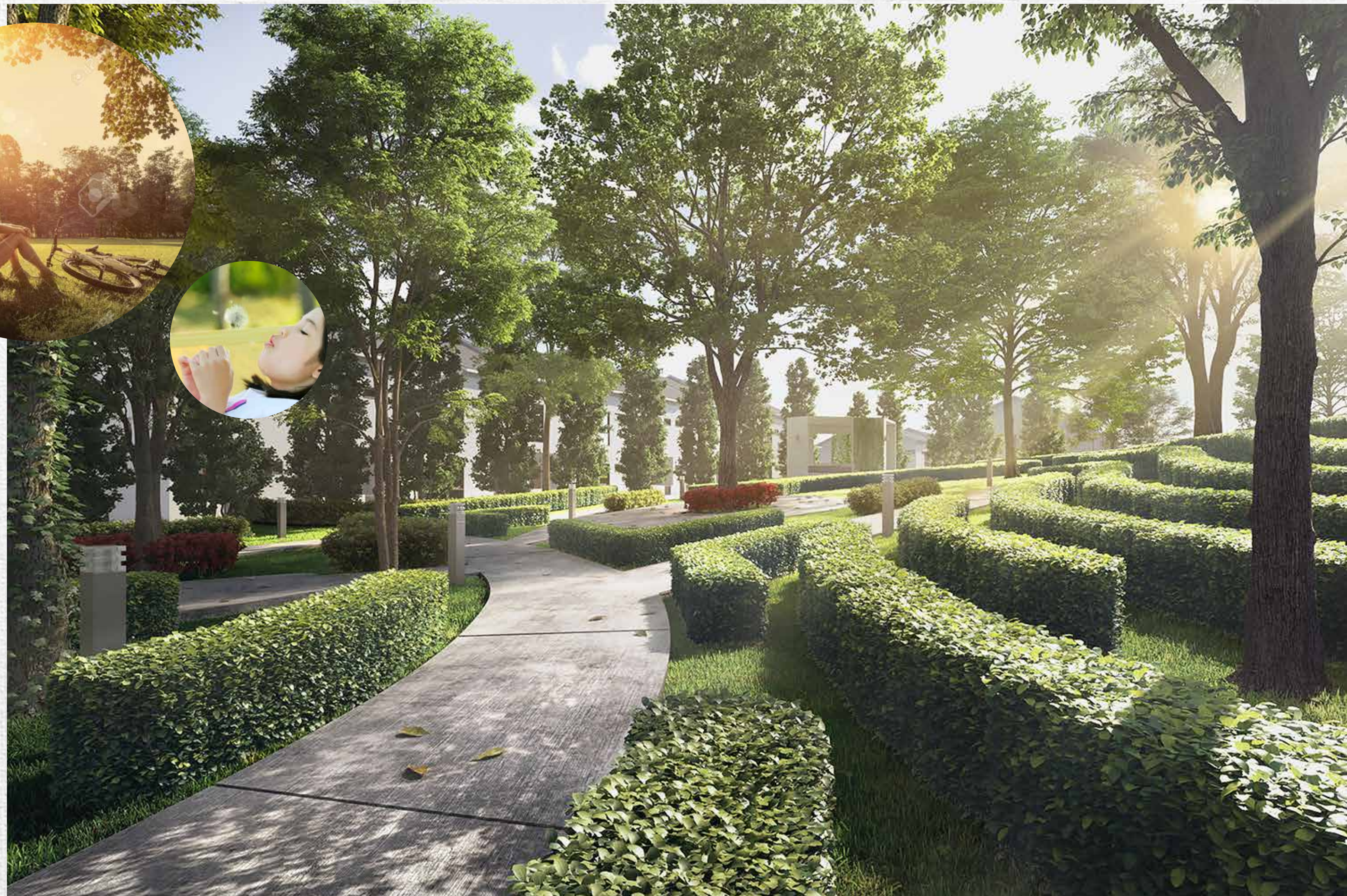
Here, families become communities

.....

Every attention is given to cultivate and nurture a higher quality of living. This means creating an environment where people can interact and spend time together with plenty of opportunities for gatherings and group activities.

Lambaian Dua Residensi is an ideal place to raise families. The young ones will grow up with a sense of belonging and a healthy respect for the environment. Meanwhile, adults can enjoy simple pleasures of shared activities, such as long walks under tree-lined paths or even family cookouts.

[The open concept designs, low fencing walls and amenities that encourage interaction are some of the many ways you can enjoy the company of neighbours and friends here – creating a more enriching living experience.]



Celebrate the beauty of undisturbed nature

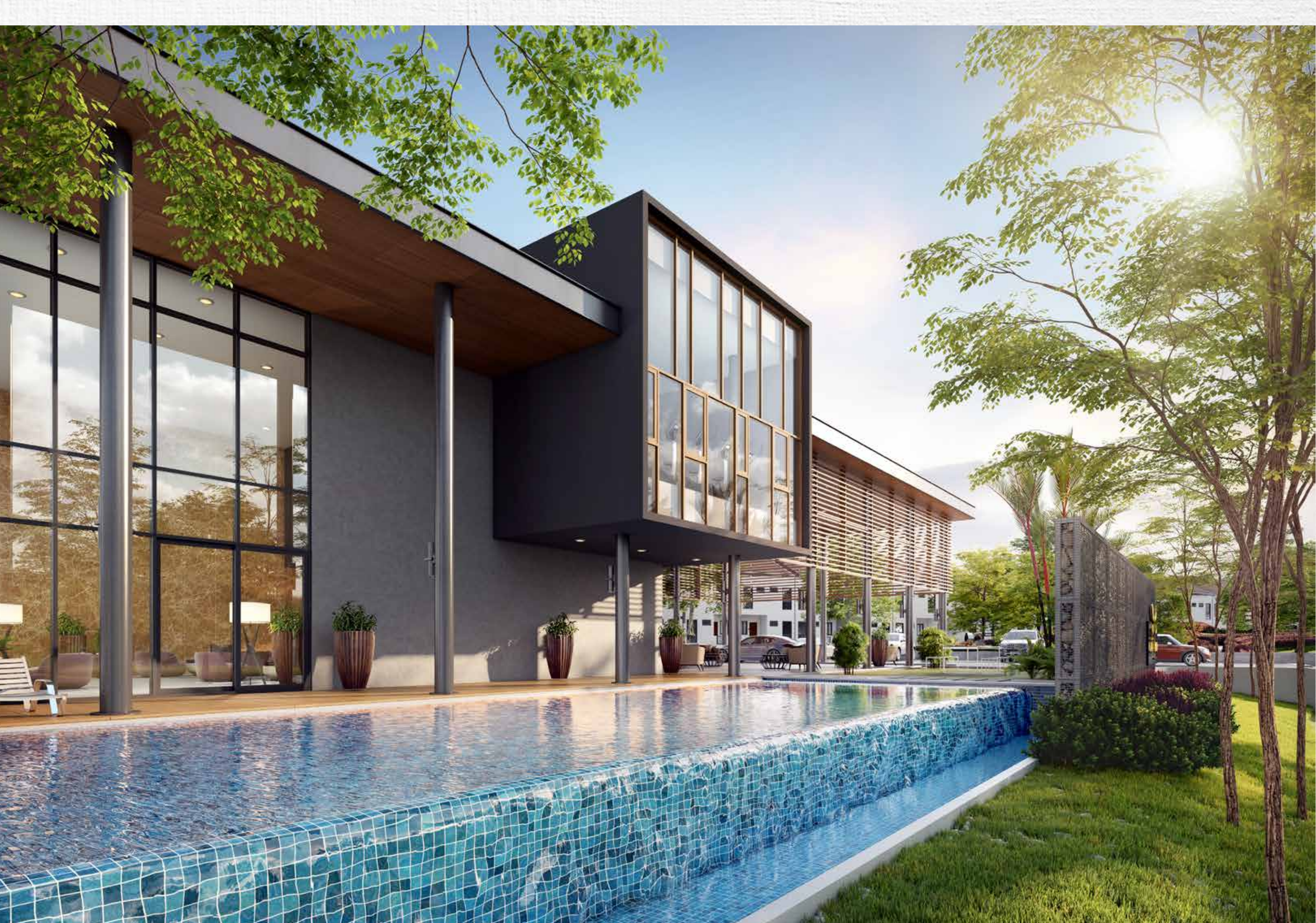


.....
Imagine a picnic in the gazebo by the ponds with family and friends, in the company of beautiful daisies, dainty butterflies and the orange hues of the setting sun...

The large, serene ponds at Lambaian Dua Residensi are also homes to an array of fascinating aquatic life. Here, you can indulge in a spot of fishing, jog on purpose made tracks, enjoy yoga on the deck, sweat out at the outdoor gym or get your heart racing with the flying fox!

[Lambaian Dua Residensi features a collection of gardens, in strategic spots around the entire development, with over 350 trees including those from the Chengal, Tembusu and Rosewood variants.]





Indulgent, contemporary living

.....

The Clubhouse is among the key attractions at Lambaian Dua Residensi. Here you can take a dip in the infinity pool, overlooking the serene ponds or hit the gym for an intense workout. Practical as it is elegant, the clubhouse also features a multipurpose hall and a lounge where you can relax or entertain guests.

[The Clubhouse is set higher than its immediate surroundings – befitting its position as the ‘crown’ of the development. Here you will also find e-car charging stations for the convenience of residents.]

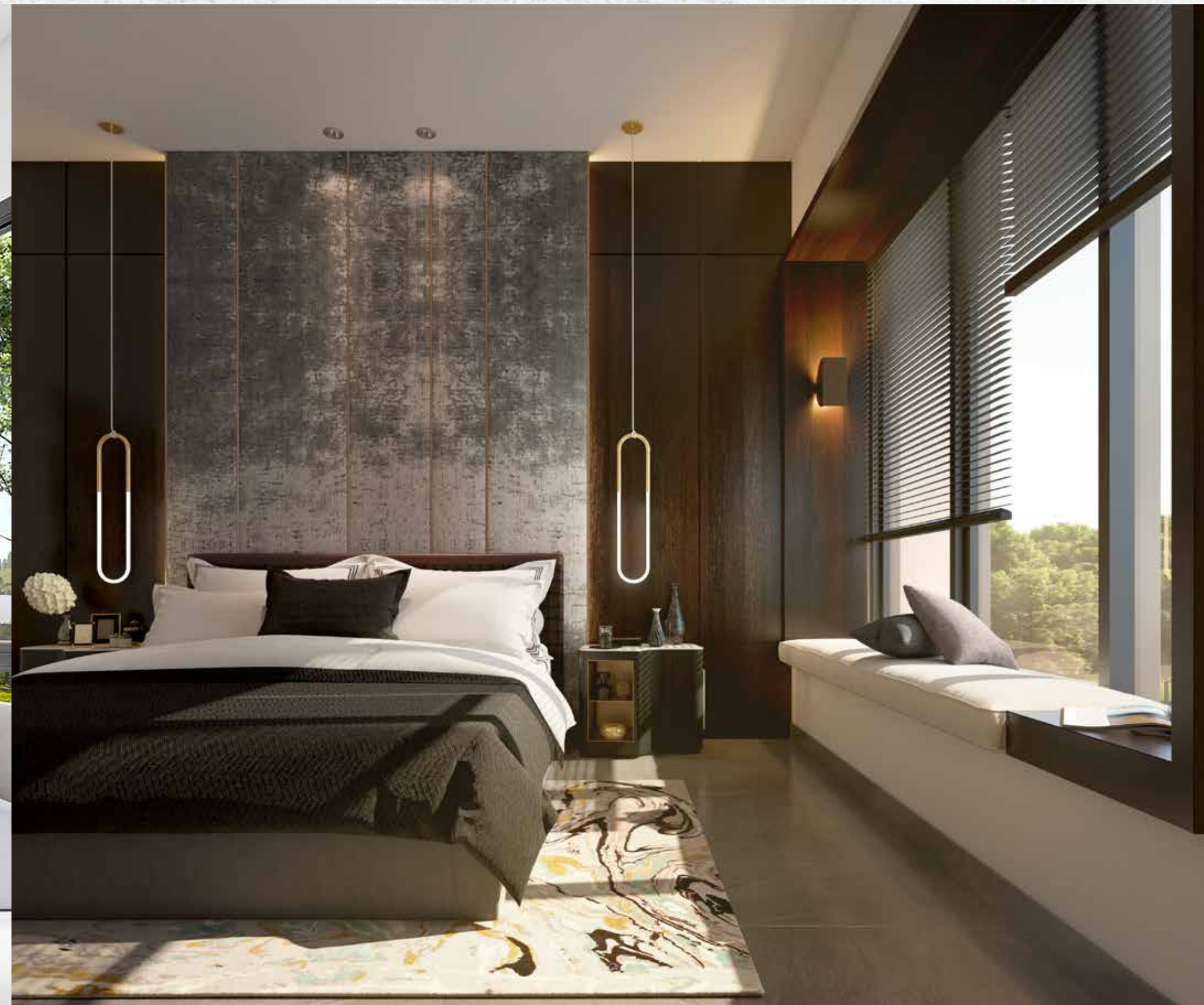


Terraces

Every phase of the development has unique offerings for the residents. The terraces come with high ceilings and capacious rooms to create a unique impression of space. Here, comfort, elegance and style coexist with practical living ideas - such as the cosy bay window seating.



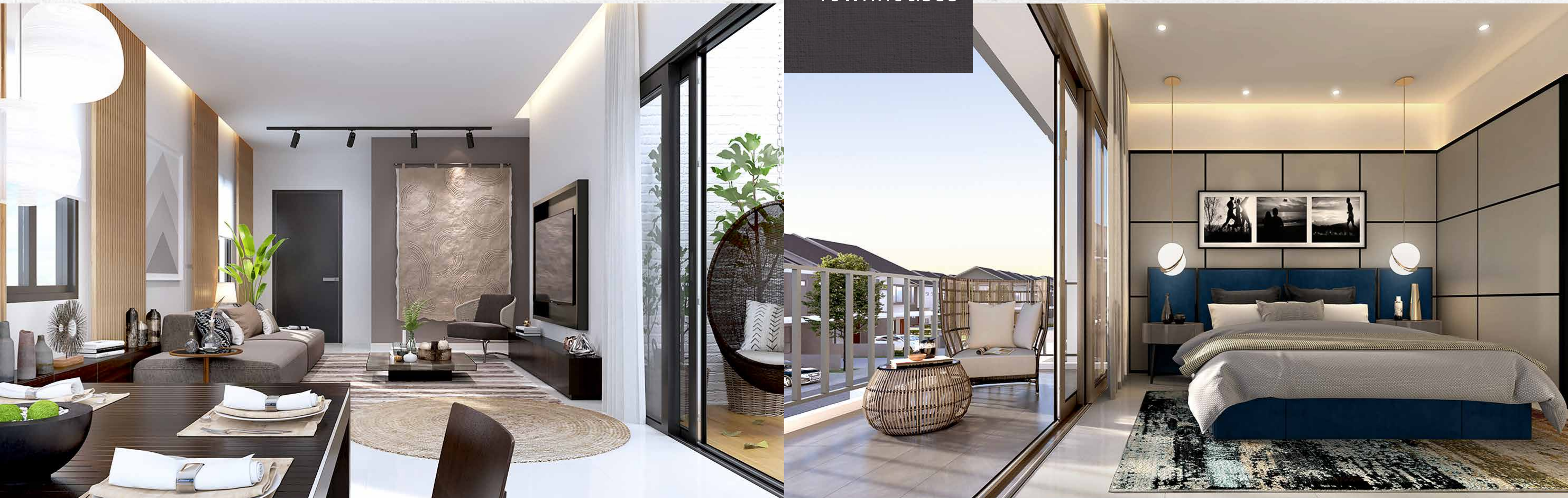
The 3-storey terraces planned for Phase 3, are perfect for multi-generational families.



Townhouses come with courtyards for natural lighting and ventilation, offering a unique contrast to the thoughtfully modern touches and contemporary layouts. Enjoy breathtaking views from the comfort of the spacious balconies.



Townhouses



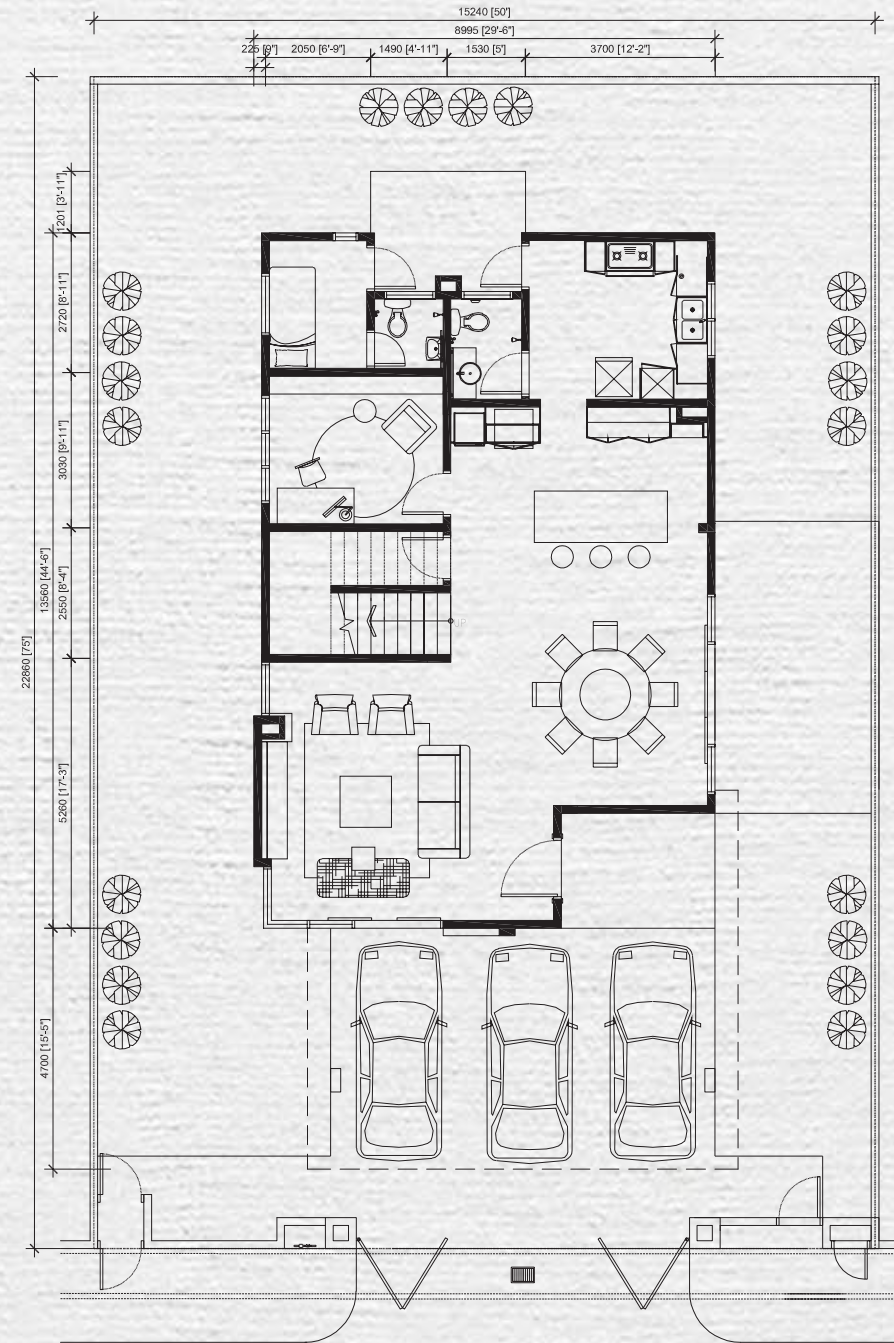


Aurica
LAMBIAINDUA

TYPE A
Terrace House
22' x 80'
Build-up area : 2559 sq ft

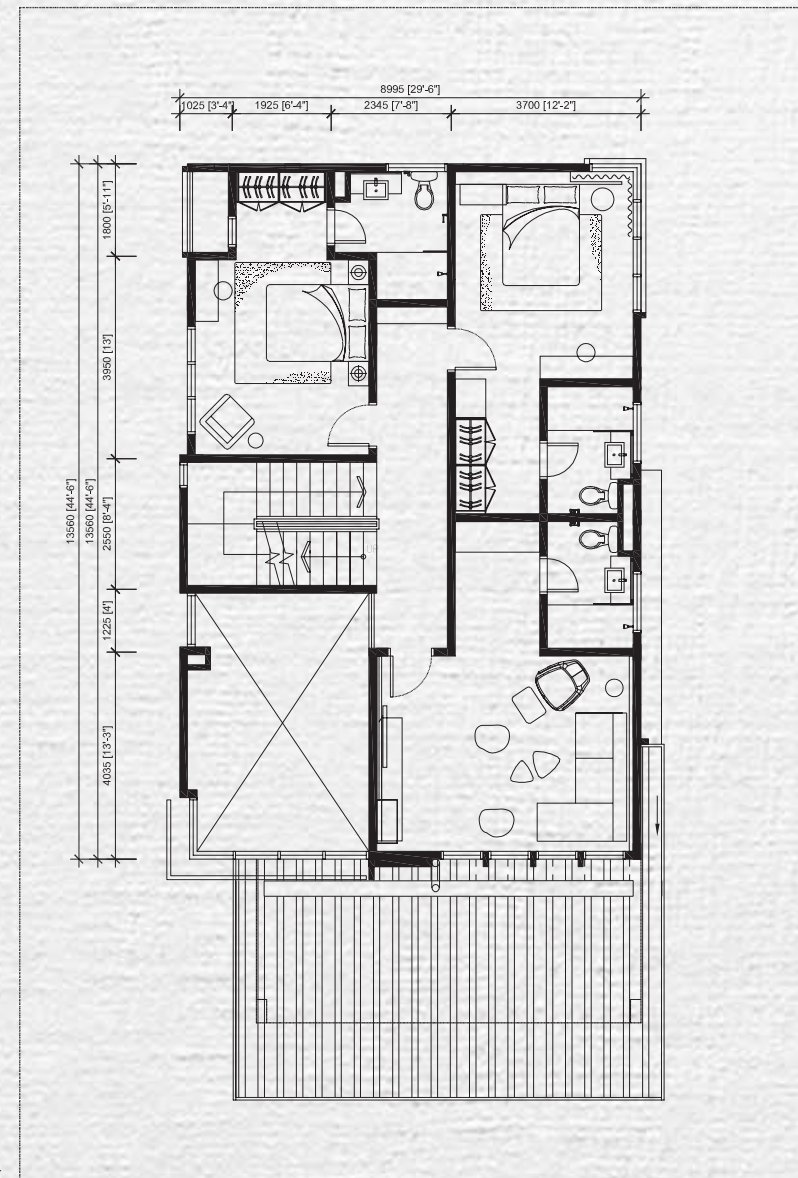
Distance between fronting houses are generous, affording safe access for vehicles, ample space for joggers and cyclists as well as privacy for homeowners.

The Floor Plans



Ground Floor

TYPE A
Double Storey Link House
22' x 80'
Build-up area : 2559 sq ft



FirstFloor

TYPE A
Double Storey Link House
22' x 80'
Build-up area : 2559 sq ft

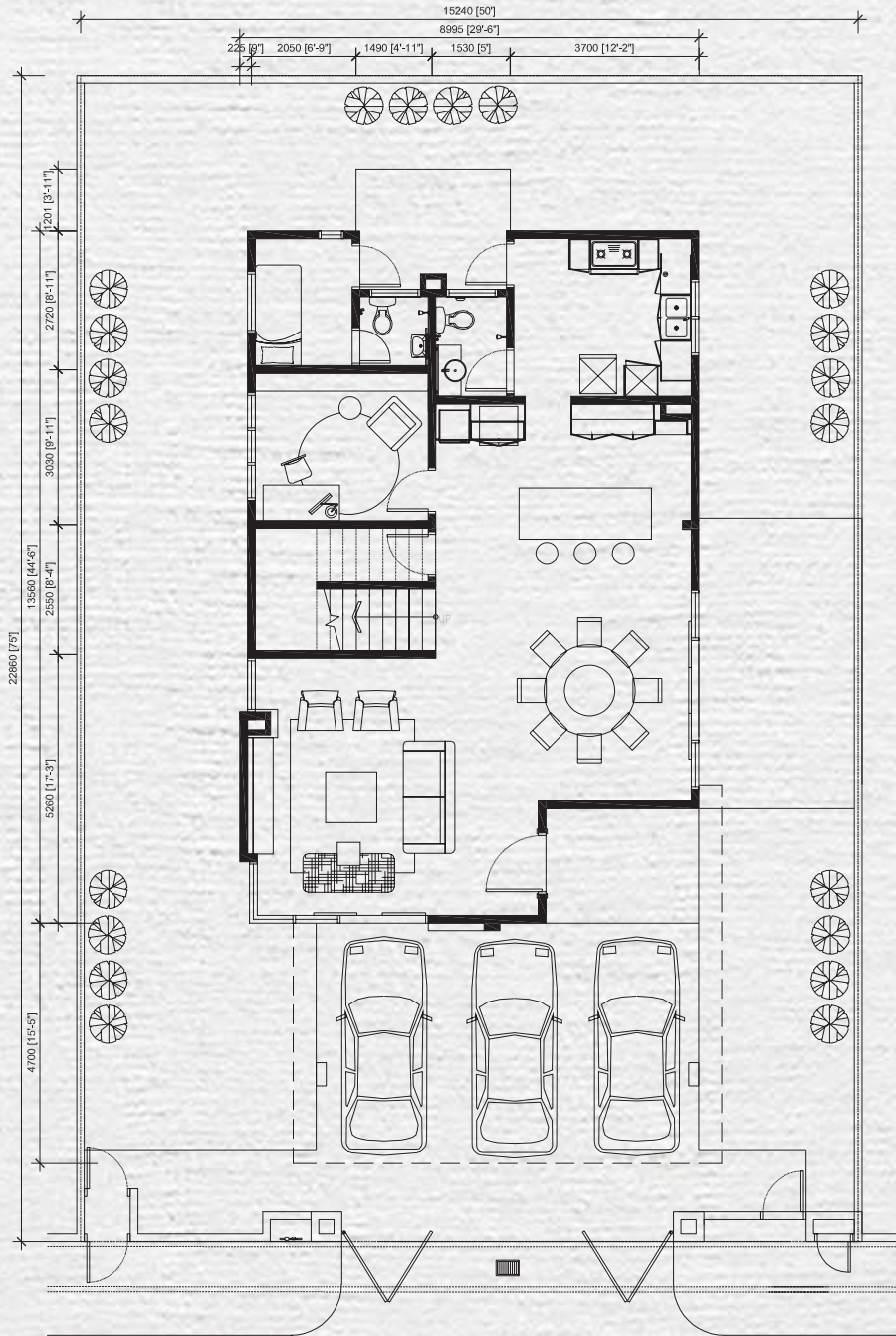




TYPE A
Town House
22' x 80'
Build-up area : 2559 sq ft

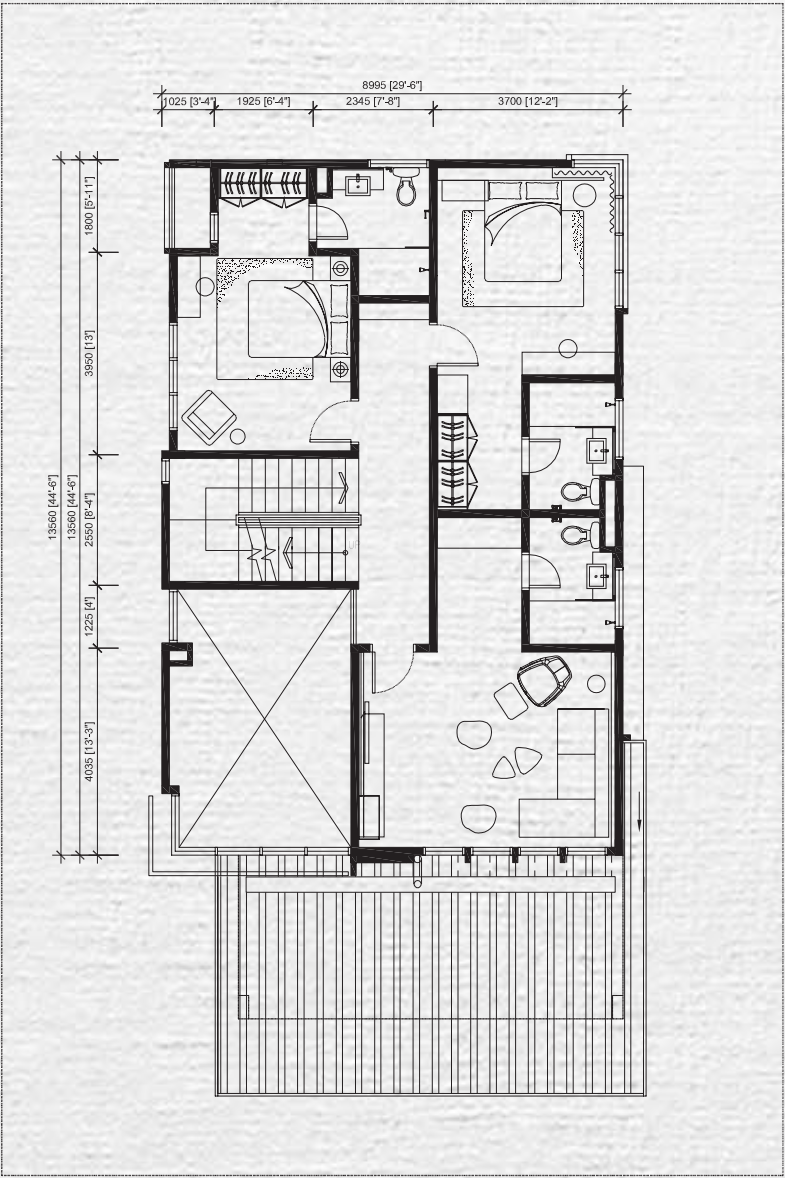
Large car porches, up to 34ft long, as well as fully extended backyards further complement the sense of 'openness' one can experience here.

The Floor Plans



Ground Floor

TYPE A
Townhouse
22' x 80'
Build-up area : 2559 sq ft



FirstFloor

TYPE A
Townhouse
22' x 80'
Build-up area : 2559 sq ft

Fact Sheets



The Site Plan

- Phase 1A,** 28 units of Residential Terraces, 32 Townhouses, Clubhouse & Guardhouse
- Phase 1B,** 40 units of Residential Terraces & 48 Townhouses
- Phase 2A,** 47 units of Residential Terraces
- Phase 2B,** 47 units of Residential Terraces
- Phase 3A,** 34 Semi-detached units & 2 Bungalows
- Phase 3B,** 64 units of 3-storey Residential Terraces

- FUTURE DEVELOPMENT: 17 commercial units
- FUTURE DEVELOPMENT: 12 acres of high rise units (est. 700 units)

The Specifications

	TYPE A		TYPE B
FOUNDATION	Reinforcement concrete		
STRUCTURE	Reinforcement concrete		
ROOF	Metal roofing		
WALL	Common brick		
DOOR			
Main Entrance Door	Selected timber door		
Bedroom & Bathrooms	Timber flush door		
Balcony	Natural anodized aluminium framed sliding door		
Others	Timber flush door		
WINDOWS	Natural anodized aluminium framed sliding door		
FLOOR FINISHES			
Living, Dining, Kitchen,	Porcelain tiles / homogeneous tiles		
Balcony, Bedrooms	Homogeneous tiles		
Bathrooms	R.C staircase with homogeneous tiles		
Staircase	Cement screed finish		
Utility/Apron/Yard	Cement screed finish		
Car Porch	Cement screed finish		
WALL FINISHES			
Generally	Plaster & paint		
Kitchen	Ceramic tile to 1.5m height		
Bathrooms	Ceramic tile to ceiling height		
CEILING FINISHES			
Generally	Areas to be concrete slab soffit with skim coat and paint, other areas to be plaster ceiling and paint		
Bathrooms	Plaster ceiling and paint		
SANITARY FITTINGS			
	Wash Basins	4	8
	Water Closets	4	8
	Kitchen Sink	1	1
	Shower Rose	4	8
	Washing Machine Tap	1	1
	Garden Tap	1	1
ELECTRICAL FITTINGS			
	Lighting Points	25	36
	13 Amp Power Points	18	26
	15 Amp Air Cond Points	7	11
	20 Amp Water Heater Points	5	9
	Ceiling Fan Points	7	10
	Exhaust Fan to ground floor bathroom only	1	0
	TV Points	3	5
	Telephone Points	1	1
	Auto Gate Points (conceal pipe only)	1	1
	Electrical DB-Single Phase Power Supply	1	1
FENCING & GATE			
	Front Fencing	Brick wall with M.S frame gate	
	Side Fencing	Chain link fencing	
	Back Fencing	Chain link fencing	

	TYPE A		TYPE B
FOUNDATION	Reinforcement concrete		
STRUCTURE	Reinforcement concrete		
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